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SAWTOOTH NATIONAL RECREATION AREA
ARCHITECTURAL IMAGE GUIDELINES

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Intermountain Region
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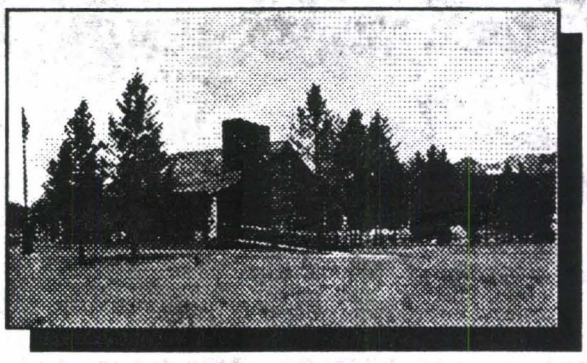


CLEMSON CLASS OF 1993
Field Project Prospectus Outline

This paper was prepared as a student project in partial fulfillment of the requirements of the Professional Development for Outdoor Recreation Management Program at Clemson University. It in no way reflects USDA Forest Service policy nor are the opinions expressed those of anyone other than the author.

DRAFT

Sawtooth National Recreation Area
Star Route
Ketchum, Idaho 83340

INTRODUCTION:

put in abstract

The purpose of this prospectus is to demonstrate the need for and clarify the guidelines for rehabilitation and development of major facilities, within the Sawtooth National Recreation Area. The legislation which established the Sawtooth National Recreation Area (Public Law 92-400) mandated the preservation and protection of the scenic, natural, historic, pastoral and fish and wildlife values of the area. Maintaining the historic ranching ambiance of this special area through historically correct architectural styles of structures on both federal and private land is an important part of preserving the historic values described in the legislation.

Style is one of the most used and abused words in the English Language, particularly when pressed into service in the study of Architecture and Architectural History. Defining the word "STYLE" itself is the first hurdle encountered in the preparation of a ***SNRA GUIDE TO ARCHITECTURE****. This image guide should attempt to bring some order to semantic confusion and to illustrate examples of styles that have flourished in the SNRA since its early beginnings.*

THE CUSTOMER:

To help determine the appropriate program and scope of facilities and programs on the SNRA, it is important to identify and analyze the existing and potential Customer

The ***ARCHITECTURAL GUIDELINES*** *are created by the Architect for the Sawtooth National Forest as a tool to be used by, Landscape Architects, Architects, Engineers, land owners within the SNRA, and all other interdisciplinary team members. Throughout design and construction the guidelines will insure a facility that yields a central theme and character recognizable to SNRA, The Forest Service, and the Intermountain Region.*

WHY:

The Sawtooth National Recreation Area is working to meet the mandates in the enabling legislation to preserve and protect the historic ranch appearance on both public and private lands within the area. In furtherance of this and other objectives 78 scenic easements have been acquired over approximately 16,500 acres of private land. this substantial public investment covers 80 to 90 percent of all private land in the recreation area. These lands form important foreground vistas along main travel routes through the area. The visual impression created by theses lands establishes ambiance for the recreation area.

WHAT:

To describe and illustrate guidelines for physical improvements and maintenance at Sawtooth National Recreation Area. Guideline theories and principals can be supplied to all development in the area from a macro scale to a micro scale, Roads, structures, signs, landscaping, and site design are examples of areas where this information can be applied. Successful application of these guidelines will preserve the integrity of the SNRA, while enhancing a variety of recreation opportunities available to the public.

DESIGN ELEMENTS:

The design image is created by a combination of visual features. Each feature can be identified as an element in any Architectural Design. Single elements used repeatedly can strengthen or destroy a given effect. Variances in single elements and combination with other elements can allow for diversity while still emulating a common theme.

To protect the visual quality of the Sawtooth National Recreation Area, diversity, variety and harmony must be combined and inherent in all elements of design. A failure to provide these three basic concepts will result in improvements that stand out and visually dominate a scene or panorama, thus being more of a visual impact than blending with the surrounding elements.

The goal of the designer is to create facilities that blend and enhance the landscape, while providing a quality experience for the public. A unified theme will result in a design that creates a diverse experience for users, mitigates usual impact, and better emulates the natural character of the landscape before alteration.

THEME ELEMENTS:

The theme is established to unify all improvements in the Sawtooth National Recreation Area. The dominant theme originates from Architectural and Engineering details characteristic to the historic. Other considerations in the development of the theme will incorporate features from existing structures and indigenous landforms along with reusing or simulating the existing elements. The above characteristics will be incorporated in the form, style, color, texture, and materials of structures, signage, and site amenities.

OBJECTIVES:

As design professionals (Architects, Landscape Architects and Engineers), we recognize our key role in the visual effects of the building environments on our National Forests. It is our perception that those people we serve, both employees and public, deserve our best effort in the construction, remodeling, and renovation of the built environment. We believe people generally hold a distinct perception of "Forest Service Image" These perceptions include:

1. The use of native materials and settings-there is a sense of belonging and appropriateness to the site and area.

2. Sensitive, quality approach to fundamental design principles in each building - blending colors, modest size (human scale), rustic textures, rural, impled forms, and utilitarian, highly functional design.

3. Consistent theme or "STYLE" for buildings occupying one site-color schemes, common materials and similar scale.

4. Sense of value/economy-particularly life/cycle cost effectiveness.

There are priceless examples of historical significance across our landscape. As important as is our protection of these resources, we cannot hope to replicate their use of materials, craftsmanship, and funding. But we must interpret the warmth, security, permanence, and scale so evident in the past in these buildings. The purpose of this ***ARCHITECTURAL GUIDELINE*** *is to assist designers in this interpretation of Image for the Sawtooth National Recreation Area.*

E. ECOLOGY OF THE AREA

1. GEOLOGY, SOILS, AND LANDFORM. The major valley bottoms, particularly the Sawtooth and Wood River Valleys have been shaped by glacial action. The valley floor lands are basically composed of two land types, Sawtooth moraine lands and depositional lands. The gentle slopes and close proximity to streams and lakes make them attractive for residential and recreational development.

2. CLIMATE. The area is controlled primarily by the seasonal movement of two opposing pressure systems, the Aleutian Low and Pacific High. The Aleutian Low is an extensive, moisture-laden, maritime air mass that reaches its southernmost position in winter, resulting in strong west to northwesterly airflow into the region. As summer approaches, the Pacific high begins to dominate the weather and greatly reduces available moisture. The picture is complicated at times by the effect of continental air masses. Mean annual precipitation varies from 10 to 60 inches and averages 30 to 40 inches. Snow accounts for more than 80 percent of the total precipitation. A conspicuous rain shadow extends from the northwest to the southeast and east portions of the area, with the greatest precipitation in the mountains surrounding Stanley and the least along the area's eastern and southern borders.

Mean annual temperatures vary from 30 to 50 degrees Fahrenheit in the valleys. In Sawtooth Valley, there are few days in the year that the temperature does not get below 32 degrees Fahrenheit. Because of the low temperature and heavy snowfall, the summer recreation season is short (seldom more than 3 months).

3. WATER. The famous Salmon River and some of its tributaries transect major portions of private land within the National Recreation Area. Data collected from waters in the main drainage show that quality is high and will within existing standards set by the State of Idaho. Overland flows in disturbed areas during periods of high runoff may cause come degradation of downstream water quality. In some areas, extensive use is made of stream diversions to irrigate improved pasture lands for domestic livestock grazing. This reduces stream flows and increases water temperatures.

4. VEGETATION. On some private lands located in the valleys and gentle sloping lands, irrigated pastures grow hay crops used for pasturing domestic livestock. Natural vegetative communities represented on the private lands are the sagebrush-grass and isolated stands of lodgepole pine.

5. FISH AND WILDLIFE. Some steams running through or adjacent to private lands are important spawning areas for salmon and trout. Numerous streams and lakes support high quality fishing. An outstanding feature of the area, unique biologically, is the anadromous runs of chinook and sockeye salmon and steelhead trout. Many of these fish migrate over 800 miles from the Pacific Ocean up the Columbia, Snake, and Salmon Rivers into the area to spawn and complete their life cycle.

Some inhabiting wildlife species, such as waterfowl and upland game, are dependent upon the private lands for forage, cover, and migration. In general, these lands are the accessible, attractive, and subject to changes by man's desires to develop and use.

F. FAVORABLE ENVIRONMENTAL EFFECTS

The primary favorable effects of these privateland regulations will be the protection of the designated values. The regulations provide for the maintenance of the scenic, pastoral, and other qualities of these lands and provide for the removal of some existing developments and the return of these lands to the open space agricultural classification. The retention of approximately 23,060 acres in the agricultural classification so as to prevent the subdivision of these lands will eliminate the adverse impact that residences and accomPanying services and utilities create. The classification of three designated communities (Sawtooth City, Stanley, and Lower Stanley) provides areas for residential and commercial growth to occur in a manner which concentrates the necessary utilities and services, thereby reducing the impact on the natural environment. The mineral classification requires approved operating plans and immediate stabilization and restoration Or these areas when operations cease. This classification is intended to control activities which could cause substantial impairment of the natural values. In general summary, the results of the regulations will:

1. *Restrict the amount, kind, and location of developments.*

2. *Limit the resident population.*

3. *Protect the pastoral, scenic, open space qualities.*

4. *Improve dispersal of seasonal visitors.*

5. *Preserve the historic, cultural, and natural aspects for present and future generations.*

6. *Provide a means for sound land use planning for improved patterns of land use for private lands and coordination with values of Federal lands.*

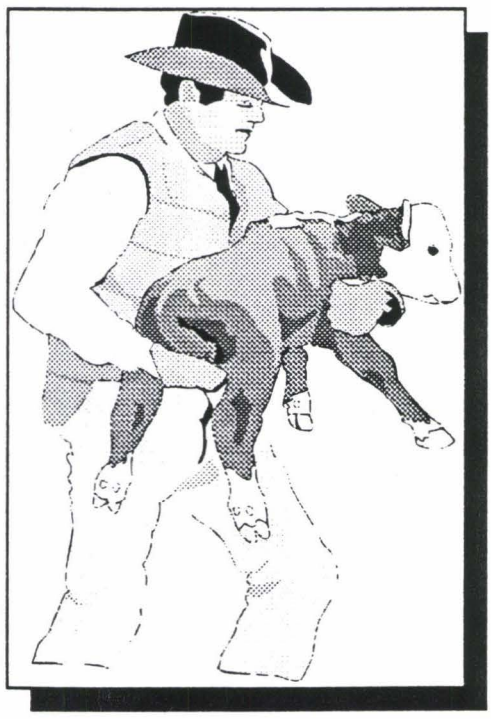
7. *Provide an opportunity to the counties to enact complementary zoning ordinances.*

8. *Basic resource values of air, soil, water vegetation, and wildlife will be maintained or improved through these actions.*

G. ADVERSE ENVIRONMENTAL EFFECT WHICH CANNOT BE AVOIDED

There will be some impacts that cannot be avoided if the area is managed as intended in the Act. Existing conforming uses will continue, and there will be additional buildings constructed in residential, commercial, and designated communities subject to the constraints provided in the regulations. An acceptable balance is required between minimal development and retention and restoration of the natural conditions which are further defined in the general management plan.

There will also be some continuing, unavoidable impacts on esthetics and economic considerations of landowners until all nonconforming development and uses are eliminated by compliance or acquisition of the necessary interests to attain compliance.



THE ADMINISTRATIVE REVIEW PROCESS FOR DECISIONS MADE ON PRIVATE LANDS WITHIN THE SAWTOOTH NATIONAL RECREATION AREA

(Ref. 36 CFR, revised July 1, 1992)

This process applies to both easement encumbered and non easement encumbered privately owned lands within the boundaries of the Sawtooth National Recreation Area. Federal private land regulations mandated in Public Law 92-400 control the use, subdivision and development of all ***private lands within the recreation*** *area inorder to protect and enhance recreation area values.*

CERTIFICATION PROCESS

The administrative review process for private property use, subdivision, or development proposals within the Sawtooth NRA is described in 36 CFR 292.15 (d). It is informally known as the "certification process". The process begins when the landowner submits a proposal to the Area Ranger for a decision as to whether or not it conforms to the private land regulations and any scenic easement that may encumber the property. The Area Ranger has ***45 days*** *from receipt of a "proposal" to respond to the landowner.*

*The Area Ranger has four response options, see 36 CFR 292.15 (d) (3): (1) If the review of the proposal shows it to be in conformance with the private land regulations and the scenic easement, (if the property is so encumbered), the Area Ranger will issue a "****certification****" to the landowner and the project can be carried out. (2) If an incomplete proposal is received the Area Ranger will notify the applicant that "****additional Information****" is needed before a decision can be made on the application. No further action will be taken until the information requested is provided. (3) The Area Ranger may notify the applicant that action on the request is "****deferred****" for a specific time period for specific reasons. Examples of such a delays might be the time it takes the Corps of Engineers to look at project impacts on wetlands; or the State Department of Water Resources may need time to review a project; or the National Marine Fisheries Service may need additional time to evaluate project impacts. (4) The proposal may also be "denied" if the Area Ranger finds it violates the private land regulations or terms of the scenic easement. If certification is denied the adversely affected landowner may appeal that decision. It is important to note that unless a project is "certified" the landowner does not have authorization to proceed.*

THE APPEAL PROCESS

Appeal procedures are described in 36 CFR 292.15 (1). This says "Any landowner who is adversely affected by a decision of the Area Ranger under these regulations may file an appeal under the provisions of 36 C.''. 36 CFR 251, Subpart C, is titled "Appeal of Decisions Relating to Occupancy and Use of National Forest System Lands". This is the process where the holder(s) of a written decision by an authorized line officer may obtain an administrative review of that decision. Originally appeals of Area Ranger decisions on private lands were handled through

FIRST LEVEL OF APPEAL

In the event the "Deciding Officer" (Area Ranger) determines that a given proposal does not conform to the regulations and/or easement and a "certification denial" is issued the land owner may file a "notice of appeal" with the Forest Supervisor to have the decision reviewed. The adversely affected land owner has 45 days from the date of the Area Ranger's decision to file the "notice of appeal", 36 CFR 251.88 (2). This filing deadline for the "notice of appeal" is not extendible, 36 CFR 251.89 (a); other time deadlines may be extended by the "Reviewing Officer", 36 CFR 251.89 (b).

After the "notice of appeal" has been properly filed and accepted by the "Reviewing Officer" the "Deciding Officer" has 30 days to prepare a "response statement" and send it to all parties. The "appellant" is then given 20 days from the postmarked date on the "responsive statement" to "reply" to the "response statement", 36 CFR 251.94 (b) & (c). Copies of the appellants "reply" must be sent to all parties.

After the "Reviewing Officer" has received all documents that will make up the "appeal record", 36 CFR 251.98, including an "oral presentation", 36 CFR 251.97, (if one is made) the "appeal record" will be closed. The "Reviewing Officer" shall issue an "appeal decision" within 30 days after the closing of the appeal record, 36 CFR 251.99 (c).

SECOND LEVEL OF APPEAL

If the Forest Supervisor does not give the ***appellant***

SECOND LEVEL OF APPEAL

If the Forest Supervisor does not give the ***appellant relief he may elect to*** *have the record reviewed by the second level of review. The appellant must file an appeal with the Regional Forester* ***within 15 days*** *of the date of the first level of appeal decision, 36 CFR 251.87 (c) (2). After the appeal is received the Regional Forester will request the appeal record from the Forest Supervisor. The Regional Forester must issue a decision within* ***30 days*** *of receipt of the appeal record, 36 CFR 251.99 (d).*

This concludes the administrative review process for Area Ranger decisions on private land within the Sawtooth NRA. After this process is complete adversely affected land owners may want to pursue their cases through the Federal court system.

Should a land owner choose to develop property in nonconformance with the private land regulations and or the terms and restrictions in the scenic easement certain sanctions can be imposed. The penalty for noncompliance with the private land regulations on property not encumbered by a scenic easement may result in condemnation of the property, 36 CFR 292.15 (h). If the property is easement encumbered the land owner may be sued for damages to property interest owned by the United States or the property may be acquired through either negotiations or condemnation.

ADMINISTRATIVE REVIEW PROCESS TIME LINE SUMMARY

DAYS

Area Ranger responds to certification request 15
FIRST LEVEL APPEAL - FOREST SUPERVISOR
Land owner files the appeal 15
DAYS
Area Ranger responds to certification request 15
FIRST LEVEL APPEAL - FOREST SUPERVISOR
Land owner files the appeal 15
Area Ranger prepares response statement
Appellants reply
Forest Supervisor issues decision on appeal
SECOND LEVEL APPEAL - REGIONAL FORESTER
Land owner files the appeal
Regional Forester issues decision on appeal

TOTAL 215

NOTE: These response time limits are taken from the applicable Federal Regulations. Actual times may be more or less depending on request for additional information, negotiation efforts, the promptness of responses, time extensions, stays, and oral presentation time.

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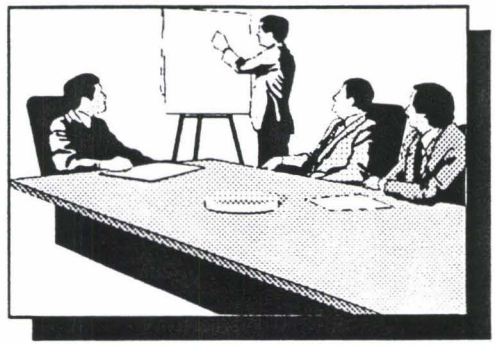


292.16 **Standards.** *The standards established in these regulations are in furtherance of the preservation and protection of the natural, scenic, historic, pastoral, and fish and wildlife values and to provide for the enhancement of the recreation values of the Recreation Area.*

(a) Applicability. The standards set forth in this section for each land use category shall apply to the private land in each such land use category as classified by the Secretary in accordance with Sec. 292.15 of these regulations.

(b) Changes in standards. Changes in and addition to the standards may be made from time to time throuqh amendment of these regulations.

(c) General standards. The following standards apply to properties in all land use categories:

(1) Use and development of the property will be in conformance with applicable Federal, State, and local laws, regulations, and ordinances.

(2) Development, improvement, and use of the property will not materially detract from the scenic, natural, historic, pastoral, and fish and wildlife values of the area.

(3) There will be adequate provision for disposal of solid and liquid waste originating on or resulting from use of the property.

(4) All new utilities will be underground.

(5) No structures or other improvements will be constructed in or encroaching upon streambeds, banks, and flood plains of live or intermittent streams ~ Streambeds, banks, and flood plains will not be disturbed, except as may be necessary to construct, operate, and maintain irrigation, fisheries, utilities, roads, and similar facilities or improvements. Any such necessary encroachment will avoid impeding water flow, sedimentation of streams. or entrance of deleterious material into streams.

(d) Designated communities.

(1) The following standards are established until replaced as provided for in subparagraph (2) of this section.

(i) No buildings or structures, or part thereof, erected, constructed, reconstructed, altered, moved, or used for any purpose, except in conformance with the standards established herein.

(ii) No excavation or topographic change, except that required for foundations, utilities, or roads, that would modify or change the scenic beauty of natural hillsides or mountain slope lands.

(iii) Minimum 100-foot frontage on new build,ng sites.

(iv) All new buildings set in 10 feet from each side of property line.

(v) All new buildings set back 20 feet from front property line.

(vi) Only one single-family dwelling for each building site or lot.

(vii) No new building to exceed two stories in height as determined from ground level.

(viii) No building or structure erected with foundation pillars or stilts that exceed 36 inches above ground level. Pillars or stilts if used, must be enclosed.

(ix) Minimum of 750 square feet for new residences.

(x) All new buildings constructed of logs, shakes, rough lumber, rough wood, and native stone.

(xi) Mobile or semimobile homes permitted only in existing mobile home parks. No new mobile home parks.

(xii) Nonreflective roofs on new buildings.

(xiii) All new steps and walks constructed of wood.

(xiv) Paints or stains to be of earth tone common to the area.

(xv) All buildings and structures, including fences, to be maintained in a useable and serviceable condition or removed. Properties to be maintained in a clean and orderly condition.

(xvi) Existing plus new buildings or structures cannot occupy more than 30 percent of the land surface on a lot less than 20,000 square feet in area. On any lot larger than 20,000 square feet, existing plus new buildings cannot occupy more than 6,500 square feet. Existing properties exceeding this amount as of the effective date of these regulations may not be further developed.

(xvii) The standards in this subparagraph designated v, vi, ix, and xvi shall not apply to properties developed for commercial purposes.

(2) The Area Ranger shall cooperate with each designated community in the preparation of a community development plan and implementing ordinances which will assure that use and development of the private properties within the community will be consistent with the purposes for which the Sawtooth National Recreation Area was established. The Secretary may then, by amendment of these regulations, replace the standards adopted pursuant to subparagraph (1) with the standards set forth in such community development plan and implementing ordinances as the standards applicable to that designated community.

(e) Residential

(1) Vegetative cover and screening requirements. Any combination of vegetative screening topography and structure design that renders the residence inconspicuous and not obtrusive as seen from main travel routes.

(2) Buildings.

(i) Not more than one residence on each separately owned contiguous property as recorded in the records of the appropriate county on date of publication of these regulations.

(ii) Not more than two outbuildings with each residence. Aggregate square foot area of outbuildings not to exceed 400 square feet.

(iii) Dwelling size not less than 750 square feet of floor space.

(iv) Building architecture compatible with location and the pastoral environment, rustic in nature, harmoniously colored or natural wood finish or suitable wood substitutes, and nonreflective roofs and sidings.

(v) Height of buildings to be in keeping with site characteristics and normally not exceeding on-site tree height or 30 feet.

(vi) Sufficient setback of buildings from centerline of public roads for safety and unhampered traffic flow.

(vii) Minimum building setback from property line -10 feet.

(3) No excavation or topographic change, except that required for buildings, roads, and utilities.

(4) Removal of live trees and other vegetation limited to that necessary to accommodate buildings and roads and to allow installation of utilities.
(5) Roads designed, located, and constructed to minimize adverse esthetic impact and soil erosion.
(6) Owner identification and sale or rental signs not to exceed 2 square feet in size.
(7) Buildings and structures, including fences, to be maintained in a usable and servicable condition or removed.
(8) No further reduction in size of residential ownerships except that which will not impair the objectives for which the Sawtooth National Recreation Area was established. A certification will be issued pursuant to Sec. 292.15 (d) upon application in such cases.

(f) Commerical.

(1) General.

Service provided must serve a need which cannot readily or adequately be provided in a designated community and must be compatible with the purposes for which the Sawtooth National Recreation Area was established.

(2) Buildings.

(i) Building architecture to be compatible with the pastoral environment, rustic in nature, harmoniously colored or natural wood finish or suitable wood substitutes, and nonreflective roofs and sidings.

(ii) Building height to be in keeping with buil~ing size, scale, setback from roads and property boundaries, site size, setting, building design, and type of use.

(iii) Sufficient setback of buildings from centerline of public roads for safety and unhampered traffic flow.

(3) Only signs identifying the commercial enterprise being conducted on the property. Signs not to exceed 20 square feet in area, 6 feet in length, and 15 feet maximum height. Signs to be subdued in appearance and harmonizing in design and color with the surroundings. Signs not complying with this standard may be approved by certifications issued pursuant to Sec. 292.15(d) in special cases.

(4) No flashing lights.

(5) No new mobile or semimobile homes and mobile

home parks, except where they may be located without substantially impairing or detracting from the scenic, natural, historic, pastoral, and fish and wildlife values of the area.

(g) Agriculture.

(1) Only structures which do not substantially impair or detract from the scenic, natural, historic, pastoral, and fish and wildlife values of the area and which are necessary for ranching or dude ranching, such as dwellings, barns, storage buildings, fences, corrals, irrigation facilities, roads, and utilities.

(2) Buildings to be of a ranch-type character with log or other rustic exterior with harmoniously colored or natural wood finish and nonreflective surfaces.

(3) Fences and other improvements to be in harmony with the western ranchin~ atmosphere.

(4) Minimum setback of new buildings to be 150 feet from public roads where determined feasible by the Area Ranger.
(5) No further reduction in size of agricultural ownerships, except that which will not impair the objectives for which the Sawtooth National Recreation Area was established. A certification will be issued pursuant to 292.1 5(d) upon application in such cases.

(6) No signs, billboards, or advertising devices, except a property identification sign and one sale or rental sign not to exceed 2 square feet in area and harmonious in design and color with the surroundings. Signs not complying with this standard may be approved by certifications issued pursuant to 292.15(d) in special cases.

(7) Any tree removal and related slash disposal and soil erosion prevention measures to be conducted in a manner that will minimize detrimental effects to the site and adjoining lands.

(8) The general topography of the landscape to be unaltered, except for incidental excavation or topographic change required by ranching activities.

(9) Structures and improvements, including fences, to be maintained in usable condition or removed. Those recognized as having historic or esthetic value may remain.

(10) Roads to be designed, located, and constructed to minimize esthetic impact and soil movement.

(1 1) Agricultural practices to be limited to hay production and pasture and range grazing in a manner which does not degrade water quality or result in accelerated soil erosion.

(h) Mineral operations. The standards set forth in this paragraph shall apply to a private property or portion thereof in any land use category which is used for mineral operations. To aid in determining whether a planned mineral operation will conform to these standards, the owner of the property shall submit to the Area Ranger a proposed plan of operations. If the Area Ranger determines that the proposed operation conforms to the standards established herein, he will approve the plan and such approval shall constitute the certification provided for in 292.15(d).

(1) Operations will be confined to those locations where they may be conducted without substantially impairing or detracting from the scenic, natural, historic, pastoral, and fish and wildlife values of the area.

(2) The general standards set forth in paragraph (c) of this section shall apply to any mineral operations.

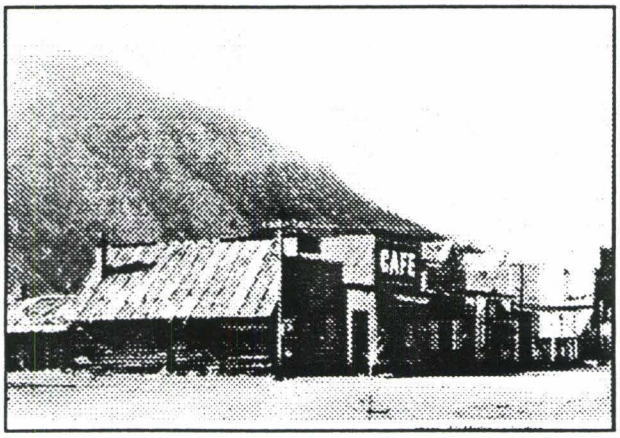
(3) The operations as described in the plan of operation and as they are carried out in accordance with the plan shall:

(i) Comply with Federal and State air and water quality and waste disposal standards.

(ii) Minimize adverse impacts on scenic values.

(iii) Provide for prompt stabilization and restoration of areas disturbed by the operations.

H. HISTORY AND ARCHEOLOGY



Livestock use contributes to the authentic ranching atmosphere of the area and adds to the enJoyment of visitors. Such livestock use contributes much to the natural, historic, and pastoral values of the valley for public recreation and enJoyment. It typifies the economic and social history of the American West. Historically, much Federal grazing land has been used in association with private lands by livestock to maintain local ranch families. The forage resources of the private lands contribute to the livestock-raising industry in Blaine and Custer Counties.

The culture found in and adJacent to the area stems back to the fur traders and early miners. Fur traders came as early as 1805. More recently, livestock grazing, lumbering, &griculture, and mining formed the genesis Or current cultural patterns over most Or the Sawtooth National Recreation Area and adJacent areas, with the possible exception Or the Sun Valley area which is oriented toward the tourist industry. Increasing demands are beinR made on the priv&te sector to furnish tourist-oriented services and facilities.

Some evidence exists Or prehistoric human use on Federal lands adJacent to privately owned lands. No evidence is presently known Or such use on private lands.

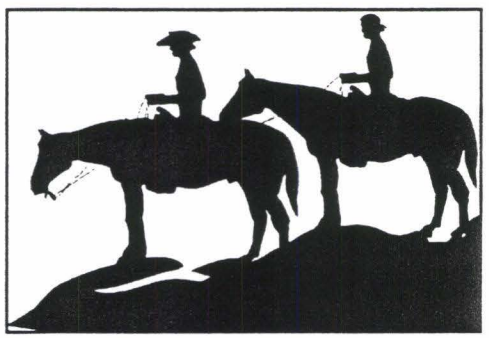
I. SOCIO-ECONOMICS

There are several discernible trends which are affecting changes in the social and economic character Or the private lands within the Sawtooth region. The isolation, climate, and interdependence Or early settlers led to a unique subculture. Many changes are taking place which will eventuRlly make this subculture less distineuishable from other nearby areas.

The independent "rawhide tough" valley resident is changing rapidly into a rural resident with much the same desires, attitudes, and patt.erns of life as others. The appearance of days gone by may be maintained, but the subculture Or the valley is likely not strong enough to resist outside pressure for changes that ofrer more substantial economic benefits to the landowner without reinforcement such as will be provided by those laws and regulations.

Agricultural economic independency of the valley has been declining in recent years. The unusual qualities Or the area are its scenery, the recreation experience it offers, and the attraction of many acres of privately owned land suitable and becoming available for development.

For several years, there has been a trend away from yearlong ranching enterprises in Sawtooth Valley. Ranchers have found it more efff cient to ship livestock to lower elevations for winter and utilize valley lands for summer range only. There are trends evident in the ranch industry which may not be desirable from the standpoint of maintaining the past or present culture of the area. On the other hand, there will be additional opportunities for recreation-related activities which would complement summer livestock grazing. Such activities would be Dude and Guest ranching and other recreation for profit. The economic base of the area has shifted to a dependence on the recreation and real estate business.



PROJECT PLANNING

The SNRA Architectural guide has been prepared to provide guidance and direction to the land owner. The design guide will be a valuable reference in making the planning process straight-forward and rewarding.

The guide's intent is to insure the preservation of the natural beauty and balance of the SNRA and maintain the high level of quality that can be achieved through a cooperative effort. The retention of a design professional is strongly advised, as custer county does not have a building official for code compliance.

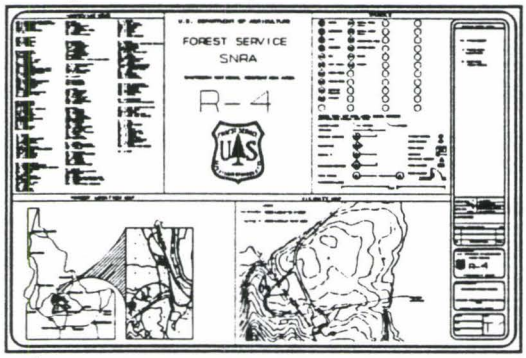


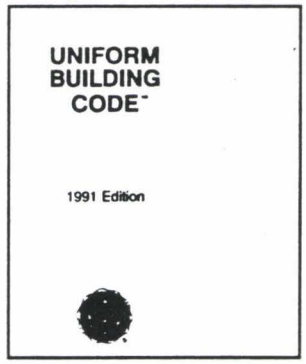
Figure 1 TITLE SHEET

All building projects should be organized to fulfill their purposes in an efficient, humane, and responsible manner. To accomplish this, a plan of the project must be developed which sets forth how the work is to be done, and essential element of this plan is project program. The organization of the program has a fundamental effect on the usefulness, efficiency, and comfort of the project. Program development, therefore, must consider various organizational concepts, together with the facxtors which may influence the project, such as natural, social, cultural, visual, and dunctional requirements.

Because of the universal interest and the farious aspects involved in planning, the dwelling is the most appropriate starting point for the land owner. It is appropriate not only because nearly everyone has been subjected to either the good or the gad qualities of residential planning at one time or another and has formed various opinions, but because the priciples of good residential planning can be sdapted to many of the other types of structures.

The successful design of buildings requires a deep insight about abstract design, the many construction methods, factors of cost, and even human psychology-all are important, and few individuals are generously gifted with such varied qualifications. However designers who can grasp the basic planning principles as they work the plans have a definite advantage, whether they contrivute creatively or not. Minor decisions must continually be made during the development of working drawings. Prudent decisions reflect designers backgrounds and will certainly contribute to their advancement. Planning also provides an insight into the real meaning of architecture and challenges the ultimate thinking ability of the designer. Good planning should start with correctly sized and oriented dwellings.

B U I L D I N G CODES



Building codes are m i n i m u m requirements which should be utilized in the construction of a residence or b u i l d i n g. I t s purpose is to protect the public's life, health

and welfore in the built environment. Before beginning the design one should be familiar with requirements in the building codes. The building code will place limitations oon the area and height of the structure permitted to be built based on the type of construction and occupancy, In some instances, in order to maximize th limitation of a certain type of construction or occupancy, the code will require for the installation of an automatic sprinkler system for fire protection. These and various othe requirements will affect the design of a structure as well as impact economical considerations.

Presently in the United States there are three model building codes: the National Building Code (BOCA), the Standard Building Code (SBCCI) and the Uniform Building Code (ICBO). The Uniform Buiding Code is the one most widly use in the Northwest, and the code used by the Forest Service. Always consult with the building department which has jurisdiction over the location where the proposed structure is to be constructed to determin what code and edition is under enforcement. Custer county not having a building department the Forest Service requires the land owner to follow the UBC (ICBO).

You will find after researching the building codes that some of the construction methods in this book are not only good practices but also are code requirements. For example, the use of natural light and ventilation in bedrooms, placing exhaust fans in bathrooms, using pressure treated wood plates and slab on grade construction, installing joint reinforcement and wall ties in masonry6 construction and ventilation of crawl spaces are all building code requirements. Information concerning the minimum width permitted for an exit door, the fire rating of walls and doors and the maximum sage loads that may be imposed on a floor or roof can all be found in the building codes.

REVIEW THE RESTRICTIONS AND LEGAL ASPECTS OF THE LOT

First, make a thorough investigation of the property on which the house is to be built. If possible, check for any restrictions created by easements, acquaint yourself with zoning regulations of the property, All legal restrictions must be carefully followed. ***EASEMENTS*** *are the legal means by which a party other than the owner has been given access or certain rights to the property for various reasons.*

Utility companies have easements on property in many areas. For example , if electric power lines run across a piece of property, the power company no doubt has an easement on the property for the explicit purpose of running and maintaining the lines. The right is irrevocable and must be honored by the owner and future owners. Occasionally, easements are granted to individuals for trepass privileges on property and must be honored as will.

EXAMPLE-FOREST SERVICE PLANNING:

Planning Forest Service

In some cases the steps described in Project Identification have been done to a reasonable level for input into Forest Plans in which case that phase would proceed rather quickly to the submission of the RCI or FA&O form. In any case the level and detail of analysis intensifies in the ***planning phase,*** *the end product of which is the preparation of the appropriate level of NEPA documentation and assembly of the project fi le. The*

Preliminary Project Analysis, PPA, required for FA&O projects, is covered by the NEPA process, and is no longer a separate document. The elements of the PPA are an integral part of the project file.

Ideally, this phase begins with the ***allocation*** *from the regional office of* ***survey and design funding*** *for those projects scheduled for construction two years later. This allocation would be 510% of the estimated construction costs and would cover the survey and design costs of the planning phase. At times it may be necessary to proceed with this phase from program funds.*

Conducting ***intensive reconnaisance*** *involves a detailed look at the area of analysis defined in the project identification phase. The analysis remains focused on an area, examining the interrelationships of sites and transportations systems (unless of course the decision was made earlier that an individual site does constitute the area of analysis). Site specific on the ground information including cultural resource surveys, biological surveys, watershed information, transportation analysis, vegetation paKerns, slope analysis, and recreation factors is gathered and analyzed. Map bases at a scale of 1:24,000 to 1:6,000, and data bases are assembled and utilized in the analysis (Appendix B). The recreation factors include an examination of the existing physical, social (including the continuing market analysis), and managerial settings. Also in this step, public involvement is amplified, helping to focus the issues, concerns, and opportunities (ICOs) identified previously. This is the most critical step in the project preparation. The outline of NEPA analysis begins to take form. Concurrently, development of the* ***Design Narrative*** *(Appendix A) begins. At this point, even though the exact locations and sizes of the*

recreation or facility sites may not be known, it may be a good idea to take some risk and order aerial photography for base maps and orthophotos for potential sites. If there is plenty of lead time, this can wait until the end of the Planning phase.

In ***generating and comparing alternatives,*** *the alternatives remain conceptual and descriptive, displayed at the planning scales noted above. Graphically they should be schematic, represented with "bubbles't, symbols, lines of linkage, etc. Size, capacity, type, opportunities provided, development scale and location of sites, trails and roads are indicated (Appendix C). The range of alternatives should probably be from "no action" to some sort of maximum development option with various mixes in between, The mixes, which define the alternatives can be based on total capacities, differing development scales, differing types of sites (for example, one alternative may have all day use, versus another with overnightfacilities, and a third may combine these, plus have group facilities), and various locations and arrangements of different sites. Points of comparison are developed, based on the ICOs refined earlier, the alternatives are compared and the effects of each are displayed.*

At this point, prior to the selection of the preferred alternative by the responsible official, an informal review of the concepts and rational of the process with the Regional Office Engineering and Recreation staffs, is advisable, particularly for the more complex projects. With

feedback from this session, the District Ranger recommends a preferred alternative and Forest Supervisor selects. Again, this preferred alternative may consist of direction for a set of projeds within a project area, with schedules for implementation, or for a single site or trail which is somewhat independent. The appropriate level of NEPA documentation is decided upon and accomplished, with notification of the decision to the public. The project record, including notes, data, and maps from all the preceding steps is collected and assembled in one location. Cultural Resource Section 106 compliance must be completed prior to the Decision Notice, and must be addressed in the NEPA documentation.

THE CERTIFICATION COMMITTEE

A certification committee has been assembled to establish the high standards of quality for the Sawtooth National Recreaction Area. Selected members of the professional team will provide the service fo design review and approval recommendations back to the Area Ranger (36 CFR 292.15 {d}). The key to the successful development within the SNRA.

The committee's primary consideration is to aid the land owner and their Architect/Designer in maintaining the hifh quality standard set herein. The certification committee whishes to encourage individual expression while also achieving the design standards. This will serve to protect the value of the SNRA.

1. GET TO KNOW THE SNRA- Acquaint youself with the spirit of the Sawtooth National Recreaction Area, and get to know your ceritfication committee. Read the Architectural Guidelines, understand how it will help you learn about the SNRA and plan your project.

2. CHOOSE A CONSULTANT- Select and retain a professional consultant, this is strongly recommended by the certification committee. General the landowner will need a architect/designer,surveryor, and a soils engineer. It is recommended that a surveryor be first so that a detailed topographic map can be prepared. The architect/designer will need a topographic map to begin planning and design. The sooner you slect an architect/designer the greater their contribution can be. Some point in the design process the landowner may wish to retain a qualified soils engineer to take borings and make a sils report. The report will contain recommendations that will form the fasis for the foundation design.

Be sure that consultants read the design guide and particularly the sections which will affect their services.

3. OBTAIN A SITE SURVEY-A complete site survey will include the following items:

**show all existing roads, utilities, and other improvements.*

**indicate any easements or setbacks of any kind.*

**give bearing and distance of all*

property lines.

**show the center stake location and elevation of the designated project area.*

**show all contours at maximum 2' intervals and at 1' intervals as special conditions require. Consult designer.*

**show actual location of all trees with 4" trunks or greater and all stands of other species.*

**show all other site features such as rock outcrops or drainage structures.*

**show true north and show at 1"=20' scale.*

**include name of legal owners and name, address, phone number and license number of surveyor.*

SITE ANALYSIS

An important predesign step is to conduct a comprehensive site analysis. The analysis focuses on existing as well as future conditions that may affect the site and the proposed structure. Extensive research is required to address all the issues that may affect the site. Some information is easily obtained from the plat, land registering office, zoning office, land surveyor, utility companies, city or county engineers' office, and weather centers. Other information can only be assembled from site ( )
visits, observations, and surveys at and around the vicinity.

A complying survey is an essential, functional prereequisite for beginning design of the project and will be required at the first design review. For the owners protection and to preserve the unique features of the site, it is essential that the survey contain as a minimum the above information.

CONCEPTUAL DRAWING

In the early design study have the designer produce and illustration showing the design image and concept of the project and how any dwelling will appear on the site. This drawing will be required for inital design review by the certification committee.

1. *Draw the most prominent and descriptive view.*

2. *It is helpful in achieving a true representation to do the sketch from a photograph taken from the appropriate angle.*

3. *Show all major existing site features and topography, trees, rocks, etc.*

4. *Maintain scale relative to surroundings, heights of roofs and trees.*

5. *Label major builing materials, roofing, siding, masonry, etc.*

6. *Clearly show any special Architectural elements shuch as solar collectors, greenjouses, etc.*

7. *Drawing can be in any medium, but must be clearly labeled with all*

pertinent information.

INITIAL COMMITTEE REVIEW

This important early review of design ideas by the certification committee will confirm your correct analysis of the land use classification for the site and assessthe appropriateness of the "DESIGN CONCEPT" to its surroundings and its success in achieving the quality design standards for the Sawtooth National Reaceation Area. This step is especially valuable in averting excessive cost in construction and lost time. If a design concept has deviated from the design standards herein or is in conflict with the interests of its surroundings.

This service is intended to aid the land owner in efficiently developing their project to the high standards, and is required for all improvements which have any impact on the SNRA, including but not limited to:

-Houses and accessory buildings

-Decks, terrances, walls, fences, walks, paving or any othe man-made structures.

-Landscaping which could ultimately grow over 3 feet in height.

-Any land alteration, grading, excavation, drainage, berms, tree removal or any visible alteration.

REQUIRED SUBMITTALS:

1. Conceptual sketch with designer's name and phone number.

2. Site Survey.

3. Site plan-indicating all proposed changes to the existing site, including grading, tree removal or transplanting or alteration to any othe natural feature.

Submit copies of each of the above submittals to the Sawtooth National Reaceation Area Certification Committee, through the Area Ranger. Owner can arrange review meetings by contacting the SNRA Headquarters.

PRELIMINARY DESIGN REVIEW

Upon approval of initial submittal to the certification committee, proceed with preliminaties or the design development phase of services. These preliminary but accurate drawings should describe in detail, the physical form and size of the house and include some detailing and description of materials.

The site plan should be finalized and all design work completed in preparation for the final construction documents.

The preliminaries will be reviewed for compliance with the inital submittal. Approval will be automatic if the design concept has not changed appreciabley.

The site plan will be reviewed closely for compliance with the land use classification requirements for the Sawtooth National Reaceation Area.

PRELIMINARIE REVIEW SUBMITTALS

1. Site Survey

2. *Site Plan-showing all improvements and changes to existing features.*

3. *Building Plans-Scale 1/4"=1-0"*

4. *Elevations, all sides. Scale 1/4"=1'-0"*

5. *Sections and details*

6. *Roof Plan*

7. *Sample Board-showing actual samples of major materials, finishes, and colors*

8. *Stamped, approved copy of the initial submitttal.*

If in the opinion of the certificationa committee or Area Ranger the submittal is a logical and direct development of the approved conceptual drawings, approval will be granted. Should the design vary substantially from the conceptual drawings or violate any of the design standards, disapproval may result and revised submittal will be required.

CONSTRUCTION DOCUMENT REVIEW

Upon completion of the construction documents, including drawings and specifcations, submit copiew to the certification committee to check for compliance with preliminary drawing sumittal and the design standards of Sawtooth National Recreation Area.

Construction documents are those used for the construction and are prcise, detailed drawings which are developed from the preliminaries-including plans, elevations, sections, etails, schedules, and specifications. The submittal should include:

1. *Drawings and specifications*

2. *Updated sample board.*

3. *Stamped, approved copy of preliminary submittal.*

Approval is automatic if the design has remained unchanged from the preliminaty drawings. A detailed explaination of any deviations will be required.

It is ultimately the responsibility of the owner with the aid of the designer to insure that the construction is done in compliance with the construction document and governing building codes.

Approval of the plans relates solely to the Architectural design scheme. No representations are made nor any responsibility assumed by the certification committee regarding the legality or structural quality or soundness of the work proposed, or that the plnas meet local codes or laws make by any governmental authority affecting the project.

ARCHITECTURAL DESIGN:

Architectural design is the creative organization of forms which are developed to achieve certain functional needs. Architecture is the art and science of building. It combines external form, internal space, materials, and structure into on essence.

Materials and structure represent the science of architecture, form and space represent the art. Materials can be analyzed and structure can be calculated, but the form and space of architecture must be experienced or sensed.

BUILDING HEIGHT AND PROFILE:

The number of stories and the profile of the structure share an important bond with terrain. Multilevel designs must follow the general slope of the site. The intent of this guideline is to keep building height and profile in scale with surrounding features. (292.16 Standards, 2 buildings, v)

The exterior of a structure should evolve from the requirements of the inside, if a formal interior is planned, the exterior should reflect it. If the interior is informal, the exterior should create an impression of freedom and casual living. Traditional exteriors are usually based on the use of symmetry, identical features on both sides a vertical center line, resulting in positive balance. Informality is gained by combining areas and features of dissimilar size and placement. Unrestricted by identical balance, to produce a different type of visual balance. Either type should create a sense of tranquility. Both can be in good taste if they provide interest without too much busy makeup and if they reflect simplicity without being austere.

Unity, harmony, scale, balance, emphasis, and focal point are all essential elements of a pleasing design. Consider the basic structural masses, give them good proportions and pleasing visual shapes. Unless its general form and silhouette are good, no amount of texture or ornament can improve a structure. Avoid extreme deviations from accepted building forms unless you are creative enough to start a new trend in architecture. Traditional shapes of the past have lived because their general proportions have ben pleasing. Avoid awkward proportions.

SETBACKS FROM PROPERTY LINE:

All built structures and the main residence should be with in a designated residential area, defined on a site development plan. The minimum setback from any property line to the building can be found in 292.16 Standards.

Lower Exposed Sites:

-preserve natural meadows and clearings

-preserve natural drainage features

-stay below average tree height

-screen from road with natural vegetation

-maximize use of existing vegetation

Upper Sidehill Sites:

-stay below average tree height

-maintain low profile or bury into hillside

-maintain open rolling contours

-follow contours with driveway

Upper Benches and Hillside:

-stay below average tree height

-maintain low profile or bury into hillside

-maintain open rolling contours

-follow contours with driveway

0 to 4 percent-intense activity

4 to 10 percent-informal activity

10 to 50 percent-limited activity

50 percent and more-subject to erosion, no activity

In general, changes in natural topography should be kept to a minimum. If grading is required however, the amount of cutting should approximately equal the amount of filling.

GRADING AND DRAINAGE:

The intent and goals of the SNRA are to preserve the natural existing topography and maintain the delicate system of natural drainage structures, washes and creek beds.

Topography refers to the surface features of an area. Ground slope is extremely important in determining site utilization. By analyzing topography one can determine building locations, road systems, utility systems, and surface water drainage patterns.

A topographic analysis also indicates where certain types of development are not appropriate. For example, the slope of a parking area should not exceed 5% (1 foot vertical rise for 20 feet horizontal distance). If a slope is to steep regrading may be required. The cost of grading may be excessive, and the development of a site for certain purposes, therefore, may not be feasible.

for purposes of slop analysis, grades may be classified as follows:

LANDSCAPING AND VEGETATION:

The goal and intent of this guidelines is to aid in the protecting and enhancing the existing landscape and vegetation. Preservation of existing native species is paramount and all plans for improvement must respect existing tree locations, especially mature specimens.

Landscaping completes, links, and harmonizes the relations between buildings, open spaces, natural features, and human beings. Manmade landscapes, if they are to achieve this role, demand clarity of purpose and artistic skill. The landscape plan combines earth, rock, water, plants, and other details to develop open spaces to their maximum potential.

Because trees and plants require several years to mature, the planner must exercise great care in preserving existing vegetation. Natural amenities may be needlessly destroyed by insensitive and expedient grading. Unfortunately, planting is often the first item to be eliminated when budget problems appear. Much care should be taken, therefore, to retain existing plants and trees in the total landscape plan.

Vegetation may absorb as much as 90 percent of the light energy which falls upon it. It can reduce wind speed to less than 10 percent. It can reduce daytime temperatures by as much as 15 degrees F.

Intentional or unintentional removal of damage to any trees other than those specifically approved by the certification committee for removal is a violation of the SNRA standards and appropriate remedies will be invoked.

SITE ELEMENTS:

designers make many decisions during the design process, many of which concern aesthetics. One effect of these decisions is to produce a separate identity for a building. A good design is not an accident, it is a purposeful and imaginative us of the elements of design. Attraction is infinite in its variety. attempts have been made to formulate rules that lead to a attractive design. Rules have often been transgressed in the search for something new. Nevertheless, there are certain enduring design elements that inform and guide us. A attractive design must express order. It must be skillfully made from appropriate materials. It must also be useful and practical, based on the function it serves. Attractive elements confirms our ideas of what is right, proper, and fit for the use of human beings.

Example-*A trellis can be very pleasing and functional by providing partial shape, screens for privacy or an arbor for climbing plants. They provide the warmth and texture of wood at a relatively low cost.*

It is important to consider a trellis to be a permanent structural element and to design it accordingly. Use adequately heavy members for the support structure working down to the smallest members which should be no smaller than 2-1/2" in any dimension. This will give the trellis more substantial proportions and will stop permanent sagging due to the weight of snow.

FENCES/PRIVACY SCREENS:

Solid fences are not permitted on parcels within the Sawtooth National Recreation Area. All parcels will require fences to restrict cows and horses to pastures. All fences must be approved by the certification committee. Buck pole or log fences will be encouraged and wire or barbed wire fences will be discouraged (wire and barbed allowed only where not easily seen). Privacy screens might be used in conjunction with a personal hot tub or sunning deck. The screening should be consistent with the overall design of the existing building. Materials and colors used for the screen should compliment those used for the exterior of the residence. The screen should not be taller than the roof eave edge. Natural plantings is encouraged to mask the fence and its location on the site. Plantings should be selected to minimize visibility form roads and surrounding properties.

EXTERIOR WALLS:

Design-*Wall, in addition to enclosing interior spaces, are one of the most important aspects of the exterior building design and in a larger sense reflect the image of Sawtooth National Recreation Area. Aside from considerations of scale and proportion as mentioned in this guide, materials and colors chosen for the exterior surface are a major part of the aesthetic appeal.*

Materials-*materials that are encouraged:*

** Natural wood siding that can be stained or painted.*

** Logs*

** Natural stone*

** Rough-sawn board and batten siding*

-materials that are discouraged:

** Stucco*

** Steel or aluminum siding*

** Plastic siding*

** Simulated stone, brick or wood*

** Asphalt or hardwood siding*

Recognizing the progressiveness of the building industry, the certification committee is open to considering new materials that can be utilized effectively in building while maintaining the aesthetic character of the SNRA.

Natural materials such as stone and wood by their nature inherently work well with the surroundings. Natural colors or transparent finishes on these materials not only enhance them, but actually improve with age and are low maintenance. Man made materials of natural colors and textures are also suitable. Only when man-made materials try to mimic natural materials or are finished in bright or highly reflective colors, are they offensive.

A balance should be kept with the mixture and number of materials used. The use of four or more different main materials can create confusion and detract from an otherwise good design. Conversely a large unbroken expanse of a single material can be a negative design feature.

***Masonry**-Masonry, must be properly used in order to be most effective. To take full advantage of masonry care must be taken to avoid a thin veneer appearance. This can best be accomplished through a careful choice of how and where the stone edges occur.*

DISCOURAGED ELEMENTS: REVIEW

1. Stucco wall finish

2. Too many different materials used at once can create visual confusion

3. High exterior walls with few openings or other interruptions can lack interest and appear out of scale. Contemporary designs are discouraged.

4. Plywood siding with visible edge joints is very unattractive and should be avoided.

ROOF MATERIALS AND ELEMENTS

Roof materials that are thoughtfully chosen will enhance and support the character of the building and will help to bring about a cohesiveness within the Sawtooth National Recreation Area. Roofing materials should be chosen for both aesthetic appeal and the function which they must perform, particularly that of shedding snow.

Encouraged roof materials:

** Cedar Shingles (fire retarded)*

** Cedar Shakes (fire retarded)*

* *Asphalt Composition Shingles (architectural)*

* *Fiberglass Composition Shingles (architectural)*

* *Metal Roofing, baked enamel, standing seam or ribbed*

Color-*Muted and subdued colors should be chosen to harmonize with the surrounding color of the natural environment. All flashing, roof vents, hoods, and other roof elements should be finished with colors which blend with roofing. Roof color must be approved by the committee.*

Cold Roofs-*Because ice can form at the eaves of a poorly detailed and insulated roof system it is important to consider the roof assembly and its configuration. If snow is heated by heat loss through the roof the resulting moisture will run down and freeze when it hits the cold overhanging portion of the roof. The accumulation of ice at this location causes water to be pooled against the roof which can cause leaking. To avoid this 'Cold Roof' system may be used. Cold roof systems provide outside air circulation under the shingles. This venting maintains the same roof temperature over the entire roof.*

Snow loads-*Specific minimum snow load requirements for SNRA*

**Lower exposed sites P.S.F. plus Dead Load to 6100'*	*55 6000'*
**Upper protected sites P.S.F. plus Dead Load and above*	*75 6100'*

Special attention should be paid by Designer to areas or sites which may receive more snow loads than those listed abode due to natural or man-made forces.

Snow accumulation, care should be taken to avoid snow sliding off the roof onto entry walks, garage driveways, decks or other areas where snow accumulation can be a problem. Ideally such areas should be located at gable ends.

Roof Forms-*The following types of roof forms are Discouraged.*

* *Mansard*

* *Barrel Vault*

* *Domed*

Solar Panels-*Solar panels must be integrated into the overall roof form. They should be placed flush with the surface they are attached to.*

Chimneys-*Chimney can be an excellent design feature. They are naturally strong elements because building codes require that they be taller than the surrounding roof line. A careful choice of materials and proportion is necessary to fully benefit from the chimney as a design element. The use of exposed concrete block or exposed stovepipe type chimneys are strongly discouraged. The proportions of the chimney should give it a substantial, stable appearance.*

Window Openings-*Openings of unusual shape or special treatments used arbitrarily or excessively become distracting to a good design. The use of such forms of treatment to dress up a weak or monotonous design is not usually successful. A consistent window type should be dominant throughout the*

overall design. If casement windows with true divided lites are used they should carried through most of the structure.

Foundation Elements-*A foundation is much more than just something for the building to sit on. The foundation and its related elements are also what visually ties the building to the site. Foundation should be carefully planned and budgeted for. Especially on sloped sites, the foundation will be expensive and unattractive if the building is not designed to fit the slope. Siding should follow the line of finished grade instead of stepping. Nailing strips or other devices can be used to fasten the siding to the foundation wall.*

BROADENING THE LAW:The Americans With Disabilities Act

*On July 26, 1990 the Americans with Disabilities Act (ADA;PL 101-336) became law. The ADA addresses discrimination against individuals with disabilities in employment, public services, public accommodations, and telecommunications. The ADA extends the principles of Section 504 of the Rehabilitation Act, as amended, to protect persons with disabilities in all public facilities and programs irrespective of the funding source. The ADA also extends coverage to many privately owned commercial facilities, confirming and reinforcing earlier legislation concerning accessibility.**

** A major difference between the ADA requirements for the private and public sectors is that the former is not required to adopt a transition plan indicating a schedule of modifications for making existing facilities accessible (public entities are required to develop such a plan). However, ADA does require that private concerns meet accessibility requirements for alterations and new construction, or if the facility is a public accommodation or commercial facility that affects commerce.*

IN CONCLUSION:

Stewardship of land and resources is the guiding principle of the Sawtooth National Recreation Area. Clarify this stewardship role with our external customers as we seek to determine their expectations, negotiate and come to mutual agreement. Then consistently meet those expectations. It is undertaken by many different kinds of people having at times quite a range of goals and attitudes. ***Excellence*** *is a term often used, but sometimes the execution falls short.*

The SNRA is working very hard to live up to that standard, the planning and preparation of the land has been carefully and meticulously done. Now that you, the landowner may be considering construction you will find this design guide to be a valuable guide in understanding the SNRA concepts of design excellence. It has been the goal of the SNRA to establish a broad framework within which quality of design will be insured while giving full range to the creative abilities of the designer. The Sawtooth National Recreation Area ask your assistance and cooperation to make this a unique and beautiful Recreation Area.

QUOTE:*Jill Osborn, Heritage Program Vision and Strategies-January 1993*

VISION-*"The Forest Service strives to preserve the rich historical and cultural foundations of our Nation as a living part of our community life and development. We seek to provide a sense of orientation to the American people and to ensure future*

generations a genuine opportunity to appreciate and experience our Nation's rich and diverse heritage. Heritage stewardship and natural resource management must exist in productive harmony to fulfil the social, economic, and spiritual needs of the American people.

This is what a visitor to the National Forest might find in the Year 2000:

> *People visiting the National Forests and Grasslands will find opportunities to touch, explore, and learn about their cultural heritage. As they travel through time and experience other cultures, they make a personal connection with the past and sense the diversity and commonality of the human saga. They are struck by the special relationship between people and the land and the values that shape and sustain that relationship. Many reflect on the relevance of the past to their daily lives and to the future. Professional heritage specialists guide their journey and make the past come alive through the perspectives of cultural anthropology, archaeology, history,* ***ARCHITECTURE****, and folklore."*

The purpose of this guideline has been to examine the present and future role of the Sawtooth National Recreation Area, Certification Committee. Management of this area is very complex task, involving various recreation activities, growth patterns, user conflicts, resource protection, and coordination with landowners and agencies. Although the Forest Plan provides management direction, these resource standards and guidelines only focus on a portion of the problem.

The guideline provides an opportunity to (1) confirm current on-the-ground conditions, identify future problems and user conflicts; (2) refine future management goals and the standards and guidelines identified for each element; (3) explore options or a mix of various design uses and social experiences; (4) identify concerns, recommendations, areas of opportunity, new ideas, and potential partnerships for attaining future management goals; (5) provide access to a Forest Service design team before certification, to help avoid appeals.

Although the completed guideline is not a management plan, it does set the stage for immediate landowner input, decision making, and implementation of some or all design element recommendations. The Architectural Guideline provides the Area Ranger and Certification Committee with site and user specific information for improved management within the Sawtooth National Recreation Area. Many action items, especially those which deal with design element problems, and be resolved immediately. Other decisions may require additional information before new direction can be initiated.

Upon completion of this Clemson Project, copies of this paper will be distributed within the Sawtooth National Recreation Area, Sawtooth National Forest, landowners within the SNRA and interested users for review and comments. All comments received will be reflected in a final Architectural Guidelines.

The most useful aspect of an Architectural Guideline is its potential application for other management areas on the SNRA and the Forest Service. Once established, this process will provide a strong management tool for achieving customer expectations with in our area.

VI.

Osborn, Jill, "A HERITAGE PROGRAM FOR THE 1990'S", (July 1992)

USDA Forest Service, "Access America's Great Outdoors", PA-1510 (June 1993)

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APPENDIX 3 Public Law 92-400
Establishing SNRA

An Act

86 STAT. 612

To establish the Sawtooth National Recreation Area in the State of Idaho, to temporarily withdraw certain national forest land in the State of Idaho from the operation of the United States mining laws, and for other purposes.

Be it enacted by the Senate and House of Representatives of the United States of America in Congress assembled, That (a) in order to assure the preservation and protection of the natural, scenic, historic, pastoral, and fish and wildlife values and to provide for the enhancement of the recreational values associated therewith, the Sawtooth National Recreation Area is hereby established. Sawtooth National Recreation Area, Idaho. Establishment.

(b) The Sawtooth National Recreation Area (hereafter referred to as the "recreation area"), including the Sawtooth Wilderness Area (hereafter referred to as the "wilderness area"), shall comprise the lands generally depicted on the map entitled "Sawtooth National Recreation Area" dated June, 1972, which shall be on file and available for public inspection in the office of the Chief, Forest Service, Department of Agriculture. The Secretary of Agriculture (hereafter referred to as the "Secretary") shall, as soon as practicable after the date of enactment of this Act, publish a detailed description and map showing the boundaries of the recreation area in the Federal Register. Map, publication in Federal Register.

SEC. 2. (a) The Secretary shall administer the recreation area in accordance with the laws, rules and regulations applicable to the national forests in such manner as will best provide (1) the protection and conservation of the salmon and other fisheries; (2) the conservation and development of scenic, natural, historic, pastoral, wildlife, and other values, contributing to and available for public recreation and enjoyment, including the preservation of sites associated with and typifying the economic and social history of the American West; and (3) the management, utilization, and disposal of natural resources on federally owned lands such as timber, grazing, and mineral resources insofar as their utilization will not substantially impair the purposes for which the recreation area is established. Administration.

(b) The lands designated as the Sawtooth Wilderness Area, which supersedes the Sawtooth Primitive Area, shall be administered in accordance with the provisions of this Act and the provisions of the Wilderness Act (78 Stat. 890), whichever is more restrictive, except that any reference in such provisions to the effective date of the Wilderness Act shall be deemed to be a reference to the effective date of this Act. 16 USC 1131 note.

SEC. 3. (a) Except as provided in section 4, the Secretary is authorized to acquire by donation, purchase with donated or appropriated funds, exchange, bequest, or otherwise any lands, or lesser interests therein, including mineral interests and scenic easements, which he determines are needed for the purposes of this Act: *Provided*, That acquisitions of lands or interests therein for access to and utilization of public property, and for recreation and other facilities, shall not exceed five per centum of the total acreage of all private property within the recreation area as of the effective date of this Act. Land acquisition. Limitation.

As used in this Act the term "scenic easement" means the right to control the use of land in order to protect the esthetic values for the purposes of this Act, but shall not preclude the continuation of any use exercised by the owner as of the date of this Act. "Scenic easement."

(b) In exercising this authority to acquire lands, the Secretary shall give prompt and careful consideration to any offer made by an individual owning any land, or interest in land, within the boundaries described in subsection 1(b) of this Act. In considering such offer, the Secretary shall take into consideration any hardship to the owner

(b) After publication of such regulations, no privately owned lands shall be acquired by the Secretary by condemnation unless he determines, in his judgment, that such lands are being used, or are in imminent danger of being used, in a manner incompatible with the regulations established pursuant to this section or unless such lands are determined to be necessary for access or development, in which case such acquisitions shall be subject to the 5 per centum limitation established in subsection 3(a) of this Act. Condemnation restriction.

SEC. 5. The Secretary shall, as soon as practicable after the enactment of this Act, review the undeveloped and unimproved portion or portions of the recreation area as to suitability or nonsuitability for preservation as a part of the National Wilderness Preservation System. In conducting his review, the Secretary shall comply with the provisions of subsection 3(d) of the Wilderness Act of September 3, 1964 (78 Stat. 892), relating to public notice, public hearings, and review by State and other agencies, and shall advise the Senate and House of Representatives of his recommendations with respect to the designation as wilderness of the area or areas reviewed. Wilderness areas, designation. 16 USC 1132.

SEC. 6. The Secretary may cooperate with other Federal agencies, with State and local public agencies, and with private individuals and agencies in the development and operation of facilities and services in the area in furtherance of the purposes of this Act, including, but not limited to, the restoration and maintenance of the historic setting and background of the frontier ranch-type town of Stanley. Stanley, restoration.

SEC. 7. Nothing in this Act shall diminish, enlarge, or modify any right of the State of Idaho, or any political subdivision thereof, to exercise civil and criminal jurisdiction within the recreation area or of rights to tax persons, corporations, franchises, or property, including mineral or other interests, in or on lands or waters within the recreation area. State civil and criminal jurisdiction.

SEC. 8. The Secretary shall permit hunting and fishing on lands and waters under his jurisdiction within the boundaries of the recreation area in accordance with applicable laws of the United States and the State of Idaho, except that the Secretary may designate zones where, and establish periods when, no hunting or fishing shall be permitted for reasons of public safety, administration, or public use and enjoyment. Except in emergencies, any regulations of the Secretary pursuant to this section shall be put into effect only after consultation with the appropriate State fish and game department. Hunting and fishing regulations.

SEC. 9. The jurisdiction of the State and the United States over waters of any stream included in the recreation area shall be determined by established principles of law. Under the provisions of this Act, any taking by the United States of a water right which is vested under either State or Federal law at the time of enactment of this Act shall entitle the owner thereof to just compensation. Nothing in this Act shall constitute an express or implied claim or denial on the part of the Federal Government as to exemption from State water laws. Federal-State water rights.

SEC. 10. Subject to valid existing rights, all Federal lands located in the recreation area are hereby withdrawn from all forms of location, entry, and patent under the mining laws of the United States. Mining restriction.

SEC. 11. The Congress hereby recognizes and declares the need to take action to regulate the use of, and protect the surface values of, the Federal lands in the recreation area, and directs that rules and regulations necessary to carry out this section shall be promulgated and issued by the Secretary of Agriculture after consultation with the Secretary of the Interior. Such regulations shall include, when deemed necessary, provisions for control of the use of motorized and mechanical equipment for transportation over, or alteration of, the surface of such Federal land in connection with any authorized activities on such land, including but not limited to mineral prospecting, exploration, or development operations. Land surface protection, regulations.

(d) There are authorized to be appropriated not more than $50,000 to carry out the provisions of this section. Appropriation.

SEC. 15. If any provision of this Act is declared to be invalid, such declaration shall not affect the validity of any other provision hereof. Separability.

Approved August 22, 1972.

LEGISLATIVE HISTORY:

HOUSE REPORTS: No. 92-762 (Comm. on Interior and Insular Affairs)
and No. 92-1276 (Comm. of Conference).
SENATE REPORT No. 92-797 (Comm. on Interior and Insular Affairs).
CONGRESSIONAL RECORD, Vol. 118 (1972):
Jan. 26, considered and passed House.
May 23, considered and passed Senate, amended.
Aug. 2, Senate agreed to conference report.
Aug. 14, House agreed to conference report.

APPENDIX 4 SNRA Private Land and Minerals Regulations

Subpart C—Sawtooth National Recreation Area—Private Lands

AUTHORITY: Sec. 4(a), Act of Aug. 22, 1972 (86 Stat. 613).

SOURCE: 39 FR 11544, Mar. 29, 1974, unless otherwise noted.

§ 292.14 Introduction.

(a) *Purpose.* In accordance with the provisions of the Act establishing the Sawtooth National Recreation Area (86 Stat. 612), the regulations of this subpart establish standards for the use, subdivision and development of privately owned property within the boundaries of the Sawtooth National Recreation Area. The standards are in furtherance of the preservation and protection of the natural, scenic, historic, pastoral, and fish and wildlife values and to provide for the enhancement of the recreational values of the Recreation Area. Unless, in the judgment of the Secretary, such property is being used, or is in imminent danger of being used, in a manner incompatible with such standards, the property or any interest therein may not be acquired by condemnation. However, private land or an interest therein, determined to be necessary for access to and utilization of public property, and for recreation and other facilities, may be condemned without regard to this restriction, subject however, to the limitation in § 292.15(j).

(b) *Amendment of regulations.* Amendments to these regulations shall be made in accordance with the Administrative Procedures Act (60 Stat. 238, 5 U.S.C. 553), including the publishing of the amendments as a notice of proposed rulemaking with final adoption after interested persons have been given an opportunity to participate in the rulemaking through submission of comments.

(c) *Definitions*—(1) *Cluster-type development.* Planned unit development which allows flexibility in neighborhood and subdivision lot design by dedicating or reserving the land so saved to open space.

(2) *Community development plan.* A narrative plan with maps which sets forth specific standards for desirable development of a community.

(3) *Designated community.* A populated area divided into lots, blocks and streets as platted and recorded in the official records of the county, containing residences and commercial establishments providing goods and services and retaining the atmosphere of a western frontier ranch-type town and so classified in § 292.15(a).

(4) *Dude ranching.* Development oriented to furnish an outdoor recreational or educational experience related to ranching. Facility development is compatible with the pastoral environment, rustic in nature and harmoniously colored.

(5) *Mineral operations.* All functions, work and activities in connection with exploration, development, mining or processing of mineral resources except prospecting which will not cause significant surface distrubance and will not involve removal of more than a reasonable amount of mineral deposit for analysis and study.

(6) *Private property.* Lands or interests in lands not owned by Federal, State, or local governments but not including unpatented mining claims.

(7) *Ranch-type character.* A low profile, rambling, well-proportioned, rustic appearing, rough-sawn wood or wood and stone structure or group of structures harmoniously situated within a natural environment.

(8) *Residential outbuilding.* Nonhabitable building detached from the residence, such as a garage, woodshed or storage building.

(9) *Secretary.* Secretary of Agriculture.

(10) *Area Ranger.* The Forest Officer having administrative authority for the Sawtooth National Recreation Area.

§ 292.15 General provisions—procedures.

(a) *Classification of private property.* For the purpose of establishing specific standards applicable to the several parcels of private land within the boundaries, such properties are classified and assigned to land use categories as shown on the Land Use Category Map, dated December 15, 1973, as amended July 16, 1976, on file and available for public inspection in the office of the Area Ranger, Sawtooth National Recreation Area, Ketchum, Idaho. The classification of private properties is based on evaluation of scenic, natural, historic, pastoral, wildlife, and other values.

(b) *Land use categories.* Land use categories shown on the map referred to in paragraph (a) of this section are:

(1) *Designated community.* All properties inside a designated community.

(2) *Residential.* Areas for residential development outside designated communities.

(3) *Commercial.* Areas for commercial development outside designated communities.

(4) *Agriculture.* All properties outside designated communities not placed in a residential or commercial land use category.

(5) *Mineral.* Any areas in the land use in paragraphs (b) (1) through (4) of this section, used for mineral operations.

(c) *Changes in classification.* The Secretary may make changes in the classification of private lands set forth in paragraph (a) of this section by incorporating such changes in an amendment of these regulations.

(d) *Certification of compliance with standards*—(1) *Present use.* Any owner of property may request in writing the Area Ranger to examine the present use of the property and issue a certification that such present use conforms to the applicable standards established in § 292.16 for the land use category in which the property is placed. If after examination the Area Ranger determines that the present use of the property does so conform, he will issue a certification to this effect.

(2) *Planned development or change in use.* Any owner of property who proposes to change the use or develop his property for other than agricultural use may submit to the Area Ranger a use or development plan setting forth the manner in which and the time by which the property is to be developed and the use to which the property is to be put. If the Area Ranger determines that the development and use plan conforms to the applicable standards established in § 292.16 for the land use category in which the property is placed, he will issue a certification to this effect.

(3) *Notification of action.* Within 45 days after receipt of request for certification, the Area Ranger shall:

(i) Issue the certification.

(ii) Notify applicant that additional information is needed before action can be taken on the application.

(iii) Notify applicant that certification is denied, and reasons for denial.

(iv) Notify applicant that action on the request is deferred for a specified period of time for stated reasons.

(e) *Qualified certifications.* (1) Any owner of a property classified residential or commercial under paragraph (a) of this section which had been improved and was being used for residential or commercial purposes on the effective date of these regulations, but which does not conform to the standards established for properties in the land use category in which the property is placed may nevertheless be issued a certification for period not to exceed 10 years so that the improvements may be made to conform to the standards. Such certification shall specify that it is only effective so long as the property is not subdivided, and is not further improved and the improvements existing on the effective date of these regulations, are not reconstructed, altered or relocated, except to meet standards. The certification shall specify the date on which it shall terminate.

(2) If the Area Ranger determines, prior to certification, that a part or all of a property, for which a request for certification is made, is needed for access to and utilization of public property or for recreation and other facilities, he may except from the certification that part of the property needed for these purposes.

(f) *Revocation of certification.* The Area Ranger will revoke a certification when he finds that the property is being used or developed not in conformance with the terms of the certification or the applicable standards established in § 292.16 or is in imminent danger of being so used or developed. Notice of such revocation will be in writing and delivered to the owner in person or by certified mail. A partial revocation may be made when a portion of a property covered by a certification is determined to be needed for access to and utilization of public property or for recreation and other facilities.

(g) *Effect of certification.* Property for which a certification is held by the owner shall not be acquired by the Secretary by condemnation.

(h) *Effect of noncompliance with standards.* Property for which a determination has been made that it is being used or developed not in conformance with the applicable standards established in § 292.16 for the land use category in which the property is placed may be acquired by the Secretary by condemnation.

(i) *Acquisition by negotiated purchase.* (1) Any privately owned land or interest in land determined by the Secretary to be needed in furtherance of the objectives and purposes for which the Sawtooth National Recreation Area was established may be acquired by negotiated purchase subject only to the limitation in paragraph (j) of this section.

(2) Property which has been developed for use prior to the effective date of these regulations, but which is not in conformance with applicable standards may be acquired by the Secretary through negotiated purchase and the Secretary may permit the owners, their successors or assigns to retain a right of use and occupancy of the improved property for a definite term not beyond December 31, 1988.

(j) *Limitation on acquisitions.* Acquisitions of lands or interests therein for access to and utilization of public property and for recreation and other facilities shall not exceed 5 percent of the total acreage of all private property within the Sawtooth National Recreation Area on August 22, 1972. A land acquisition plan shall be prepared by the Area Ranger and approved by the Regional Forester showing those properties needed for access to and utilization of public property or for recreation and other facilities. Said plan may be revised from time to time upon approval by the Regional Forester. Said plan shall be available for inspection by the public in the office of the Area Ranger.

(k) *Land exchanges.* Some parcels of Federal lands within the Sawtooth National Recreation Area are classified or may be subsequently classified in the overall general plan for the Recreation Area as suitable for selection through land exchange. Using existing land exchange authorities, these Federal lands may be made available for selection by parties owning land within the boundaries of the National Recreation Area to resolve some existing or potential land use conflicts. The values of the properties so exchanged shall be approximately equal, or, if they are not approximately equal, they shall be equalized by the payment of cash. Federal lands which may be located within the boundaries of designated communities will be considered for exchange only after acceptable community development plans and ordinances have been implemented.

(l) *Appeals.* (1) Any landowner who is adversely affected by a decision of the Area Ranger under these regulations may take an appeal to the Chief, Forest Service, by filing with the Area Ranger within 30 days a written notice of appeal and a written statement setting forth the reasons why the decision is contrary to, or in conflict with the facts, the law or these regulations; except a denial of a land exchange application is not appealable. Review and decision on the appeal shall be by the Chief or his designated representative: *Provided however,* That if more than 45 days are required for a decision after receiving the notice of appeal and statement of reasons, the Chief or his designated representative shall notify the landowner and specify the reasons for the delay.

(2) Any landowner who is adversely affected by the decision of the Chief or his designated representative may take an appeal to the Secretary by filing with the Chief, within 30 days after such decision is made, a written notice of appeal and a written statement setting forth the reasons why the decision appealed from is contrary to, or in conflict with the facts, the law or these regulations. Upon receipt of the notice and statement the Chief shall prepare his own statement setting forth the facts and circumstances upon which his decision was based and shall transmit the record to the Secretary for his decision.

(m) *Judicial review.* The United States District Court for the District of Idaho shall have jurisdiction to

review these regulations upon a compliant filed within 6 months after the effective date of these regulations, by any affected landowner in an action for a declaratory judgment as provided in the Act of August 22, 1972 (86 Stat. 612), section 4(a).

[39 FR 11544, Mar. 29, 1974, as amended at 41 FR 29379, July 16, 1976]

§ 292.16 Standards.

The standards established in these regulations are in furtherance of the preservation and protection of the natural, scenic, historic, pastoral, and fish and wildlife values and to provide for the enhancement of the recreation values of the Recreation Area.

(a) *Applicability.* The standards set forth in this section for each land use category shall apply to the private land in each such land use category as classified by the Secretary in accordance with § 292.15.

(b) *Changes in standards.* Changes in and addition to the standards may be made from time to time through amendment of these regulations.

(c) *General standards.* The following standards apply to properties in all land use categories.

(1) Use and development of the property will be in conformance with applicable Federal, State, and local laws, regulations and ordinances.

(2) Development, improvement and use of the property will not materially detract from the scenic, natural, historic, pastoral, and fish and wildlife values of the area.

(3) There will be adequate provision for disposal of solid and liquid waste originating on or resulting from use of the property.

(4) All new utilities will be underground.

(5) No structures or other improvements will be constructed in or encroaching upon streambeds, banks and flood plains of live or intermittent streams. Streambeds, banks, and flood plains will not be disturbed, except as may be necessary to construct, operate, and maintain irrigation, fisheries, utilities, roads, and similar facilities or improvements. Any such necessary encroachment will avoid impeding water flow, sedimentation of streams or entrance of deleterious material into streams.

(d) *Designated communities.* (1) The following standards are established until replaced as provided for in paragraph (d)(2) of this section.

(i) No buildings or structures, or part thereof, erected, constructed, reconstructed, altered, moved, or used for any purpose, except in conformance with the standards established herein.

(ii) No excavation or topographic change, except that required for foundations, utilities, or roads, that would modify or change the scenic beauty of natural hillsides or mountain slope lands.

(iii) Minimum 100-foot frontage on new building sites.

(iv) All new buildings set in 10 feet from each side of property line.

(v) All new buildings set back 20 feet from front property line.

(vi) Only one single-family dwelling for each building site or lot.

(vii) No new building to exceed two stories in height as determined from ground level.

(viii) No building or structure erected with foundation pillars or stilts that exceeds 36 inches above ground level. Pillars or stilts, if used, must be enclosed.

(ix) Minimum of 750 square feet for new residences.

(x) All new buildings constructed of logs, shakes, rough lumber, rough wood, and native stone.

(xi) Mobile or semimobile homes permitted only in existing mobile home parks.

(xii) Nonreflective roofs on new buildings.

(xiii) All new steps and walks constructed of wood.

(xiv) Paints or stains to be of earth tones common to the area.

(xv) All buildings and structures, including fences, to be maintained in a useable and servicable condition or removed. Properties to be maintained in a clean and orderly condition.

(xvi) Existing plus new buildings or structures cannot occupy more than 30 percent of the land surface on a lot less than 20,000 square feet in area. On any lot larger than 20,000 square feet, existing plus new buildings cannot occupy more than 6,500 square

fect. Existing properties exceeding this amount as of the effective date of these regulations may not be further developed.

(xvii) The standards in paragraphs (d)(1) (v), (vi), (ix), and (xvi) of this section shall not apply to properties developed for commercial purposes.

(2) The Area Ranger shall cooperate with each designated community in the preparation of a community development plan and implementing ordinances which will assure that use and development of the private properties within the community will be consistent with the purposes for which the Sawtooth National Recreation Area was established and with the overall general plan of the Recreation Area. The Secretary may then, by amendment of these regulations, replace the standards adopted pursuant to paragraph (d)(1) of this section with the standards set forth in such community development plan and implementing ordinances as the standards applicable to that designated community.

(e) *Residential.* (1) Vegetative cover and screening requirements. Any combination of vegetative screening, topography, and structure design that renders the residence inconspicuous and not obtrusive as seen from main travel routes.

(2) Buildings. (i) Not more than one residence on each separately owned contiguous property as recorded in the records of the appropriate county on date of publication of these regulations.

(ii) Not more than two outbuildings with each residence. Aggregate square foot area of outbuildings not to exceed 400 square feet.

(iii) Dwelling size not less than 750 square feet of floor space.

(iv) Building architecture compatible with location and the pastoral environment, rustic in nature, harmoniously colored or natural wood finish or suitable wood substitutes, nonreflective roofs and sidings.

(v) Height of buildings to be in keeping with site characteristics and normally not exceeding on-site tree height, or 30 feet.

(vi) Sufficient setback of buildings from centerline of public roads for safety and unhampered traffic flow.

(vii) Minimum building setback from property line—10 feet.

(3) No excavation or topographic change except that required for buildings, roads, and utilities.

(4) Removal of live trees and other vegetation limited to that necessary to accommodate buildings and roads to allow installation of utilities.

(5) Roads designed, located, and constructed to minimize adverse esthetic impact and soil erosion.

(6) Owner identification and sale or rental signs not to exceed 2 square feet in size.

(7) Buildings and structures, including fences, to be maintained in a usable and serviceable condition or removed.

(8) No further reduction in size of residential ownerships except that which will not impair the objectives for which the Sawtooth National Recreation Area was established. A certification will be issued pursuant to § 292.15(d) upon application in such cases.

(f) *Commercial.* (1) General. Service provided must serve a need which cannot readily or adequately be provided in a designated community, and must be compatible with the purposes for which the Sawtooth National Recreation Area was established.

(2) Buildings. (i) Building architecture to be compatible with the pastoral environment, rustic in nature, harmoniously colored or natural wood finish or suitable wood substitutes, nonreflective roofs and sidings.

(ii) Building height to be in keeping with building size, scale, setback from roads and property boundaries, site size, setting, building design and type of use.

(iii) Sufficient setback of buildings from centerline of public roads for safety and unhampered traffic flow.

(3) Only signs identifying the commercial enterprise being conducted on the property. Signs not to exceed 20 square feet in area, 6 feet in length and 15 feet maximum height. Signs to be subdued in appearance and harmonizing in design and color with the surroundings. Signs not complying with the standard may be approved by certifications issued pursuant to § 292.15(d) in special cases.

(4) No flashing lights.

(5) No new mobile or semimobile homes and mobile home parks except where they may be located without substantially impairing or detracting from the scenic, natural, historic, pastoral, and fish and wildlife values of the area.

(g) *Agriculture.* (1) Only structures which do not substantially impair or detract from the scenic, natural, historic, pastoral, and fish and wildlife values of the area and which are necessary for ranching or dude ranching such as dwellings, barns, storage buildings, fences, corrals, irrigation facilities, roads, and utilities.

(2) Buildings to be ranch-type character with log or other rustic exterior with harmoniously colored or natural wood finish and nonreflective surfaces.

(3) Fences and other improvements to be in harmony with the western ranching atmosphere.

(4) Minimum setback of new buildings to be 150 feet from public roads where determined feasible by the Area Ranger.

(5) No further reduction in size of agricultural ownerships except that which will not impair the objectives for which the Sawtooth National Recreation Area was established. A certification will be issued pursuant to § 292.15(d) upon application in such cases.

(6) No signs, billboards or advertising devices except a property identification sign and one sale or rental sign not to exceed 2 square feet in area, harmonious in design and color with the surroundings. Signs not complying with this standard may be approved by certifications issued pursuant to § 292.15(d) in special cases.

(7) Any tree removal and related slash disposal and soil erosion prevention measures to be conducted in a manner that will minimize detrimental effects to the site and adjoining lands.

(8) The general topography of the landscape to be unaltered except for incidental excavation or topographic change required by ranching activities.

(9) Structures and improvements, including fences, to be maintained in usable condition or removed. Those recognized as having historic or esthetic value may remain.

(10) Roads to be designed, located and constructed to minimize esthetic impact and soil movement.

(11) Agricultural practices to be limited to hay production and pasture and range grazing in a manner which does not degrade water quality or result in accelerated soil erosion.

(h) *Mineral operations.* The standards set forth in this paragraph shall apply to a private property or portion thereof in any land use category which is used for mineral operations. To aid in determining whether a planned mineral operation will conform to these standards, the owner of the property shall submit to the Area Ranger a proposed plan of operations. If the Area Ranger determines that the proposed operation conforms to the standards established herein he will approve the plan and such approval shall constitute the certification provided for in § 292.15(d).

(1) Operations will be confined to those locations where they may be conducted without substantially impairing or detracting from the scenic, natural, historic, pastoral, and fish and wildlife values of the area.

(2) The general standards set forth in paragraph (c) of this section shall apply to any mineral operations.

(3) The operations as described in the plan of operation and as they are carried out in accordance with the plan shall:

(i) Comply with Federal and State air and water quality and waste disposal standards.

(ii) Minimize adverse impacts on scenic values.

(iii) Provide for prompt stabilization and restoration of areas disturbed by the operations.

Subpart D—Sawtooth National Recreation Area—Federal Lands

AUTHORITY: Sec. 1, 30 Stat. 35, 36, as amended, 16 U.S.C. §§ 478, 551; Sec. 11, 86 Stat. 612, 16 U.S.C. § 460aa–10.

[42 FR 39388, Aug. 4, 1977]

§ 292.17 General provisions.

(a) The use, management and utilization of natural resources on the Federal lands in the Sawtooth National Recreation Area (SNRA) are subject to the General Management Plan and the laws, rules, and regulations pertaining to the National Forests with the exception that part 252 of this chapter does not apply to these resources. No use or disposal of such resources shall be authorized which will result in substantial impairment of the natural values of the Recreation Area.

(b) Definitions: (1) "Act" means Pub. L. 92-400 (86 Stat. 612), which established the SNRA.

(2) "Area Ranger or Superintendent" means the Forest Service officer having administrative authority for the SNRA.

(3) "General Management Plan" means the document setting forth the land allocation and resource decisions for management of the SNRA.

(4) "Letter of Authorization" means a letter signed by the Area Ranger, or his designee, authorizing an operator to conduct operations as approved in the operating plan.

(5) "Mineral Resources" means all locatable minerals.

(6) "Operator" means a person conducting or proposing to conduct operations.

(7) "Operations" means all functions works, and activities in connection with exploration, development, mining or processing of mineral resources and all uses reasonably incident thereto, including roads and other means of access on lands, regardless of whether said operations take place on or off mining claims.

(8) "Operating Plan" means a written instrument describing proposed operations on Federal lands and containing such information as required by § 292.18.

(9) "Person" means any individual, partnership, association, corporation, or other legal entity.

(10) "Substantial Impairment" means that level of disturbance of the values of the SNRA which is incompatible with the standards of the General Management Plan. The proposed activities will be evaluated as to: (i) The period of impact, (ii) the area affected, and (iii) the importance of the impact on the SNRA values.

(11) "Unpatented Mining Claims" means any mining claim or millsite claim located prior to August 22, 1972, pursuant to the Mining Law of 1872, but not patented.

§ 292.18 Mineral resources.

(a) *Occupancy.* No unpatented mining claim may be used or occupied, except as otherwise permitted, for any purpose other than exploration, mining, or processing operations and uses reasonably incident thereto.

(b) *Letter of authorization.* A letter of authorization with the posting of an appropriate bond is required prior to conducting operations in the SNRA.

(c) *Operating plan.* A proposed operating plan must be filed with the Area Ranger prior to conducting any operations and prior to construction, reconstruction, improvement or maintenance of roads and trails, bridges, or other facilities for access within the SNRA; provided, that an operating plan is not required for (1) operations which only involve vehicular travel on existing roads open to public use; (2) marking and/or reestablishing claims corners; (3) sampling and exploration work which will not cause significant damage to surface resources and will not involve the removal of more than 100 pounds of material for analysis and study, provided the Area Ranger has prior notice of such activities; or (4) the evaluation and study of existing underground mine workings not involving surface disturbances.

(d) *Operating plan—requirements.* Each operating plan shall include:

(1) The names and mailing addresses of operators and their agents, along with a statement of ownership and/or authorization under which the operation is to be conducted, and including a copy of the location notice(s), proof of assessment labor, and quit claim deeds if ownership has changed within the assessment year.

(2) A map or sketch showing information sufficient to locate the proposed area of operations on the ground, existing and/or proposed roads or access routes to be used in connection with the operations and the approximate location and size of areas where surface resources will be disturbed.

(3) Information describing the nature of operations proposed and how they will be conducted, the type and standard of existing and proposed roads or access routes, the means of transportation to be used, the period during which the proposed operations will take place, and measures to be taken for protecting the values of the SNRA and reclaiming the lands.

(e) *Operating plan—approval.* (1) The Area Ranger shall promptly acknowledge receipt of any operating plan to the operator. The Area Ranger shall review the environmental effects and conduct a technical examination of each proposed operating plan.

The technical examination shall identify the resources and the land uses in the area of operations. The Area Ranger shall use the current General Management Plan of the SNRA and the Final Environmental Statement as guides in determining whether the proposed operations may result in substantial impairment of the values of the SNRA. In his review, the Area Ranger may solicit comments from the general public and/or other government agencies in analysis of environmental effects. In his review, the Area Ranger will consider the compatibility of the proposed operating plan with the Act and the General Management Plan. The Area Ranger may not approve an operating plan for an identical claimed area to more than one operator.

(2) Within 30 working days of receipt of a proposed operating plan, the Area Ranger shall take one of the following actions:

(i) Notify the operator that the operating plan has been approved as submitted; or,

(ii) Notify the operator that the operating plan has been approved as subject to the operator accepting the changes or conditions deemed necessary by the Area Ranger; or,

(iii) Notify the operator that more time is necessary to review the plan because of the need to prepare an environmental impact statement, or conduct a cultural resource survey, or other stated reasons; in such cases, the operator will be notified of the approximate time needed to complete the review; or,

(iv) Notify the operator of an apparent conflict of ownership and that additional proof of ownership is required.

(v) Notify the operator that the operating plan as submitted is inadequate to support any conclusion as to substantial impairment, and that additional information will be required; or,

(vi) Notify the operator that the operating plan is not approved since such operations as specified in the plan would create substantial impairment.

(f) *Operating plans—suspension or modification.* The Area Ranger may suspend or terminate authorization to operate in whole or in part where such operations are causing substantial impairment which cannot be mitigated. At any time during operations under an approved operation plan, the operator may be required to modify the operating plan in order to minimize or avoid substantial impairment of the values of the SNRA.

(g) *Bond requirements.* (1) An operator shall furnish a bond, in the amount determined by the Area Ranger to be appropriate for reclamation of the disturbed surface area, prior to the commencement of operations. In lieu of a bond, the operator may deposit into a Federal depository, as directed by the Forest Service, cash in an amount equal to the required dollar amount of the bond or negotiable securities of the United States having market value at the time of deposit or not less than the required dollar amount of the bond.

(2) When the reclamation of the project, or portions thereof, has been completed, the operator will notify the Area Ranger who will examine the area to determine whether the reclamation is acceptable. When the Area Ranger has accepted as completed any portion of the reclamation, he shall reduce proportionately the amount of bond thereafter to be required with respect to the remaining reclamation. However, the operator will not be released from liability under the bond for the amount which may be necessary to revegetate each planting area for a minimum period of at least 5 years after the first efforts at revegetation if those initial efforts are unsuccessful.

(3) If the Area Ranger determines that revegetation is likely to occur before the expiration of such minimum period, he may release the operator from the extended liability under the bond for revegetation of planting area.

(h) *Access.* The operator shall permit free and unrestricted public access to and through lands included within an unpatented mining claim for all lawful and proper purposes. In areas where such access would unduly interfere with authorized operations or would constitute a hazard to public health and safety, public use may be restricted with prior approval of the Area Ranger.